

Chapter 3

Demographics

DEMOGRAPHICS: INTRODUCTION

The principal focus of this chapter is to examine the demographics within Greensboro, as well as to compare it to other areas. Awareness of demographic change is vital to decision-makers in order to effectively plan for basic city services and functions. It also allows for various types of assistance to be given from the federal government. Estimates of future population are useful tools as well, in planning for human service needs, future capital improvement projects, and bond referendums.

The population growth of Greensboro is due primarily to annexation. Other factors for population increase include the attraction of persons from beyond the City limits by the construction of new single and multi-family residential units citywide, a positive natural increase (births minus deaths), immigration, shifts of inner-city population, and new job creation and expansions, as well as job relocations.

This chapter looks at Greensboro over time, and compares it with selected county, state, and national statistics. The City is also compared with the five selected North Carolina cities and the three out-of-state cities.

DEMOGRAPHICS: SUMMARY HIGHLIGHTS

Population

According to the North Carolina Office of State Planning, which uses fiscal year calculations for acreage (the City of Greensboro uses calendar year), from 1990-2000, persons per gross acre in Greensboro declined from 3.6 to 3.34 (as shown on Table 3-4), the result of increases in both population and land area.

As shown on Table 3-1, between 2000 and 2002, the population of the City of Greensboro is estimated to have grown from 223,891 to 229,634 people. According to the Greensboro Planning Department and the United States Census Bureau, Greensboro's population has increased every year from 1992 to 2002. In 1995, there was a population increase of an estimated 2.2 percent and in 1997, there was an estimated 4.3 percent rise. In 2000, the population gained over 15,000 persons (7.2 percent), based on the 1999 estimate. As shown on Table 3-8, much of Greensboro's population growth over the decade was the result of annexation (16,401 people), although this was one of the region's lower levels of annexation, something also true of the period from 2000-2002.

From 2000 to 2001, Greensboro's population is estimated to have increased by 0.6 percent, with an urban growth rate (excluding annexation) of 0.5 percent (see Table 3-8). During the same time period, the population of Durham increased by 2.1 percent, with an urban growth rate of 2.1 percent, Charlotte's population increased by 5.4 percent, with an urban growth rate of 1.8 percent, Raleigh's population increased by 4.4 percent, with an urban growth rate of 2.3 percent, Winston-Salem's population increased by 1.5 percent, with an urban growth rate of 1.2 percent, and High Point's population increased by 0.8 percent, with an urban growth rate of 0.7 percent.

In Charlotte, Durham, and Greensboro, the population density declined between 1990 and 2000, while in High Point and Winston-Salem, the population density increased.

According to the 2000 Census, among all comparison cities, Montgomery, AL had the lowest number of persons per household, at 2.11, while High Point, NC had the highest, at 2.49. The lowest numbers of persons per household in North Carolina were in Raleigh and Greensboro, each at 2.30 persons per household.

Age, Race, and Ethnic Origin

Between 1990 and 2000, the number of Black persons and American Indian persons in Greensboro grew at a higher rate than any other race, 34.3 percent and 27 percent, respectively. During the same time period, the number of Asians increased tremendously, although it is difficult to calculate either numbers or percentages by way of comparing 1990 with 2000, due to different data collection and reporting methods used by the Census Bureau for each decade. These difficulties are apparent in many racial categories. In Census 2000, people were allowed to report themselves as being of one race alone, or as being of more than one race for the first time. In addition, many racial categories were altered. For example, in 1990 one category was Asian and Pacific Islander. In 2000, it was split into Asian alone and Native Hawaiian and Other Pacific Islander alone. Those reporting Hispanic or Latino ethnic origin (can be of any race) experienced a growth change from 1990 to 2000 of 601.4 percent.

Geographically in 1990, Census Tracts within Guilford County with the highest minority populations were found primarily on the eastern side of Greensboro and in central High Point (see map in this chapter entitled, 2000 Percentage of Non-White Population by Census Tract, Guilford County, NC).

According to the US Census, from 1980 to 2000, Greensboro's median age increased from 28.9 to 33.0. Over the 30 year time span studied here, the fastest growing age group in Greensboro was those aged 35-44, increasing from 11 percent in 1980 to 15 percent in 2000. The fastest growing age group over the past decade was those aged 45-54, rising from ten percent to 13 percent. In 2000, the largest proportion of the City's population was in the 25-34 age group (17 percent) and the 35-44 age group (15 percent). The third highest proportion was the 0-9 age group (13 percent). Generally, Greensboro's median age has been increasing since before the 1980s, meaning that the City's population is aging.

According to the US Census Bureau, between 1990 and 2000 in Guilford County, the number of persons in the 18-34 year age group grew by 5,846 persons, an increase of 5.5 percent.

Education

In 2000, 83 percent of Guilford County adults had a high school diploma or higher. Over thirty percent of Guilford County adults had a bachelor's degree or higher.

Income

According to the 2000 Census, median family income in Greensboro was only higher than the

North Carolina comparison areas of Winston-Salem and High Point. Median family income in Greensboro was also higher than all of the out-of-state comparison cities.

Housing

In 2000, 65.1 percent of Guilford County's residents lived in homes they owned, while 34.9 percent rented the homes they lived in. Among all White heads of household, 75.3 percent lived in homes they owned, while 57.8 percent of all Asian heads of household lived in homes they owned. American Indian and Alaska Native heads of household lived in homes they owned at a rate of 52.6 percent, followed by Black heads of household, at 46.3 percent.

In the same year, among those who reported themselves as being of Hispanic Origin (an ethnic distinction, so the person can be of any race), 24.7 percent lived in homes they owned.

Geographically, homeownership rates were found to be highest in Census Tracts in the northwestern quadrant of Greensboro, and in Guilford County itself outside of the cities of Greensboro and High Point (see map in this chapter entitled, 2000 Percentage of Owner Occupied Dwellings by Census Tract, Guilford County, NC).

Poverty

According to the 2000 Census, 12.3 percent of all persons in the City of Greensboro lived in poverty, of which 20.6 percent were between 5 and 17 years of age. The Census also reported that 21.5 percent of the City's minority population designated as Other and 18.4 percent of the Black population were living below the poverty level. Those of Hispanic/ Latino origin reported a poverty rate of 20.5 percent.

Of the 12.3 percent of Greensboro residents living in poverty in 2000, 38.1 percent were families with preschool-aged children. 34.1 percent were female householders with pre-school-aged children.

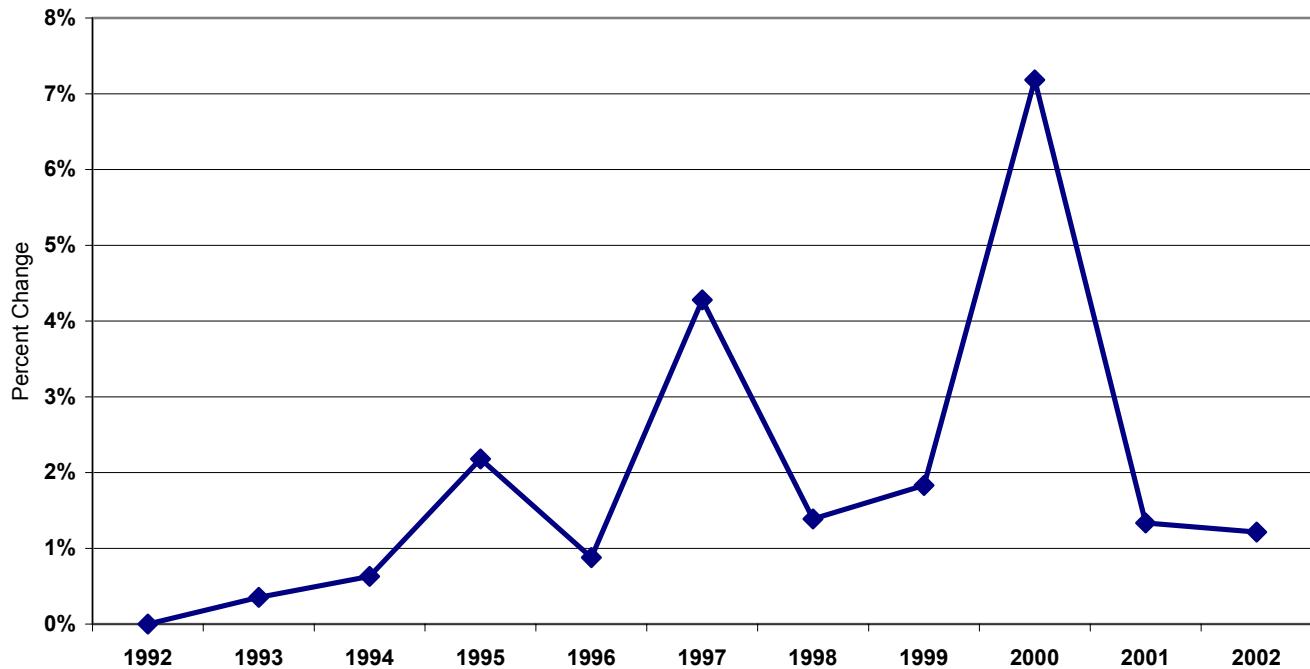
Several factors distinguish the remainder of Greater Greensboro from its poorest zip code. Conditions in the poorest zip code include a lower home ownership rate, a higher percentage of minorities, an unemployment rate nearly three times higher, and a higher number of people with less than a high school education.

Table 3-1: Greensboro Annual Population Growth, 1992-2002

Year	Population*	Numeric Change	Percent Annual Change
1992	186,392	NA	NA
1993	187,050	658	0.4%
1994	188,228	1,178	0.6%
1995	192,330	4,102	2.2%
1996	194,020	1,690	0.9%
1997	202,321	8,301	4.3%
1998	205,132	2,811	1.4%
1999	208,887	3,755	1.8%
2000	223,891	15,004	7.2%
2001	226,880	2,989	1.3%
2002	229,634	2,754	1.2%

Source: *Greensboro Planning Department estimates; 2000 population from 2000 Census of Population & Housing. 2002.

Figure 3-1: Greensboro Annual Population Change, 1992-2002



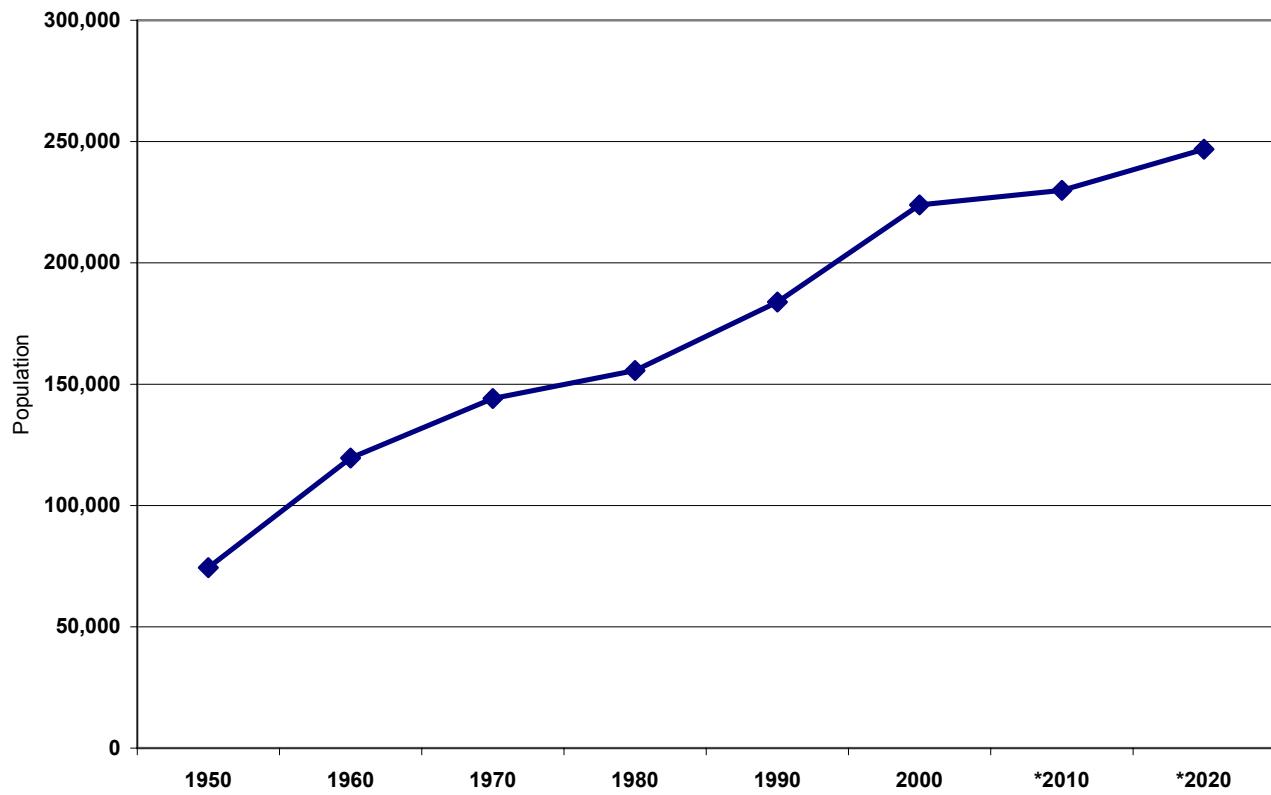
Source: Greensboro Planning Department population estimates, 2000 population from 2000 Census of Population & Housing.

Table 3-2: Greensboro Historical and Projected Population 1950-2020

Year	Population	Growth	Percent Growth	Land Area (Acres)	Persons Per Gross Acre
1950	74,389	NA	NA	11,646	6.4
1960	119,574	45,185	60.7%	31,802	3.8
1970	144,076	24,502	20.5%	35,027	4.1
1980	155,642	11,566	8.0%	38,852	4.0
1990	183,894	28,252	18.2%	52,344	3.5
2000	223,891	34,997	21.8%	71,854	3.1
*2010	229,916	9,749	4.4%	NA	NA
*2020	246,829	11,913	7.4%	NA	NA

Source: US Census Bureau, Population & Housing, 1950-2000. *Greensboro Planning Dept. estimates, calculated prior to release of 2000 Census population figures.

Figure 3-2: Greensboro Historical and Projected Population, 1950-2020



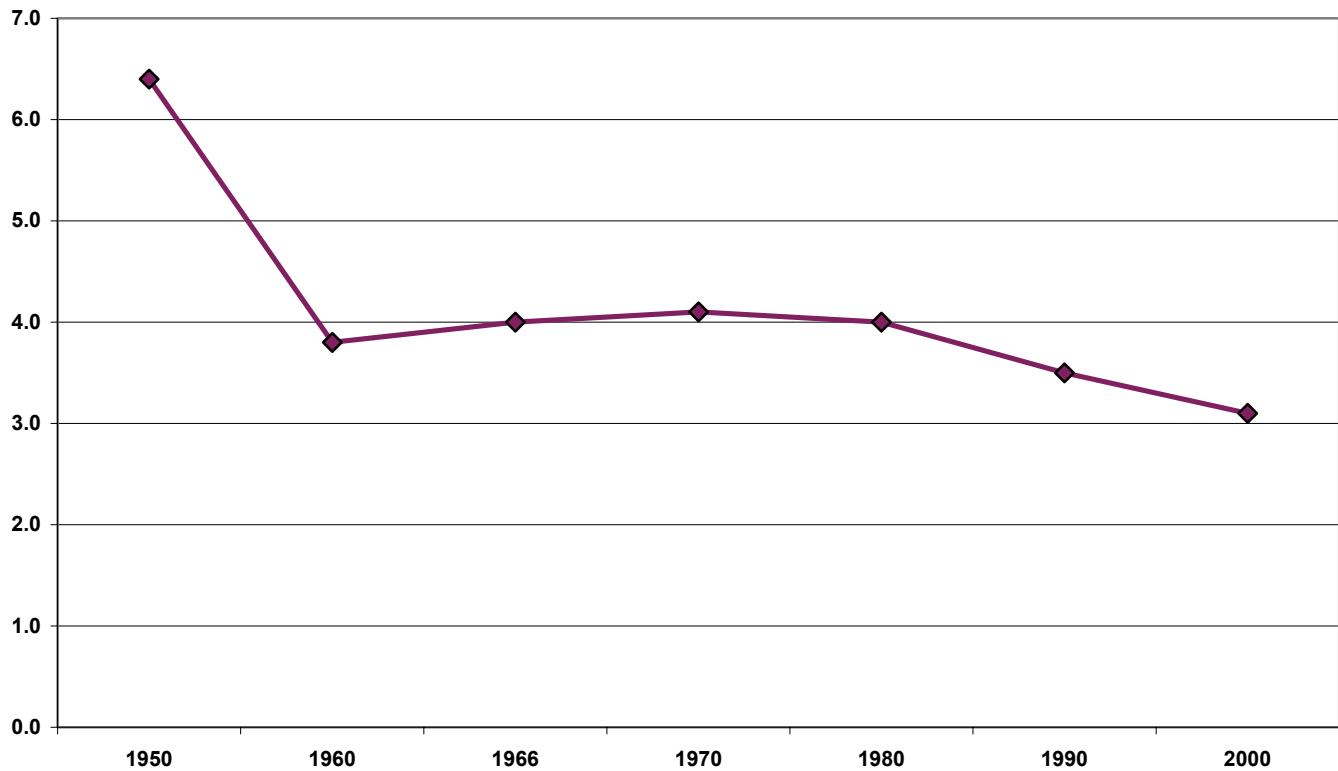
Source: US Census Bureau, Population & Housing, 1950-2000. *Greensboro Planning Dept. estimates, 2000.

Table 3-3: Greensboro Population Density and Acreage, 1950-2000

Year (April 1)	Population	Land Area (Acres)	Persons/ Gross Acre
1950	74,389	11,646	6.4
1960	119,574	31,802	3.8
1966	131,171	33,150	4.0
1970	144,076	35,027	4.1
1980	155,642	38,852	4.0
1990	183,894	52,344	3.5
2000	223,891	71,854	3.1

Source: US Census Bureau, 1950-2000 Census of Population & Housing.

Figure 3-3: Greensboro Persons Per Gross Acre, 1950-2000



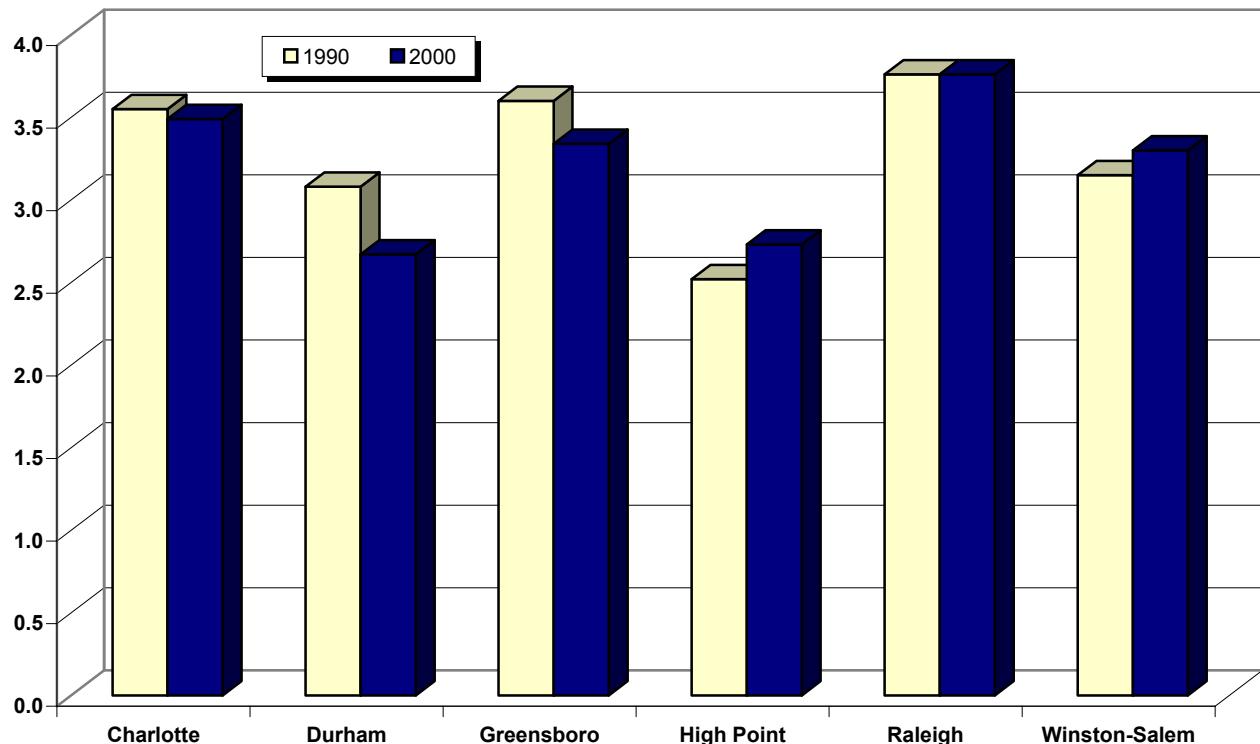
Source: US Census Bureau, 1950-2000 Census of Population & Housing.

Table 3-4: Population Densities of Selected North Carolina Municipalities, 1990-2000

NC Municipalities	1990			2000		
	Total Acreage	Total Population	Persons Per Gross Acre	Total Acreage	Total Population	Persons Per Gross Acre
Charlotte	111,507.20	395,934	3.55	155,052.16	540,828	3.49
Durham	44,326.40	136,612	3.08	60,567.04	187,035	2.67
Greensboro	51,059.20	183,894	3.60	67,011.20	223,891	3.34
High Point	27,513.60	69,428	2.52	31,392.00	85,839	2.73
Raleigh	56,396.80	212,092	3.76	73,345.92	276,093	3.76
Winston-Salem	45,510.40	143,485	3.15	69,667.20	185,776	3.30

Source: NC Office of State Planning. Note: The State uses fiscal year calculations on acreage, while the City of Greensboro uses calendar year. Also, State figures do not include lakes in acreage calculations.

Figure 3-4: Population Densities of Selected North Carolina Municipalities, 1990-2000



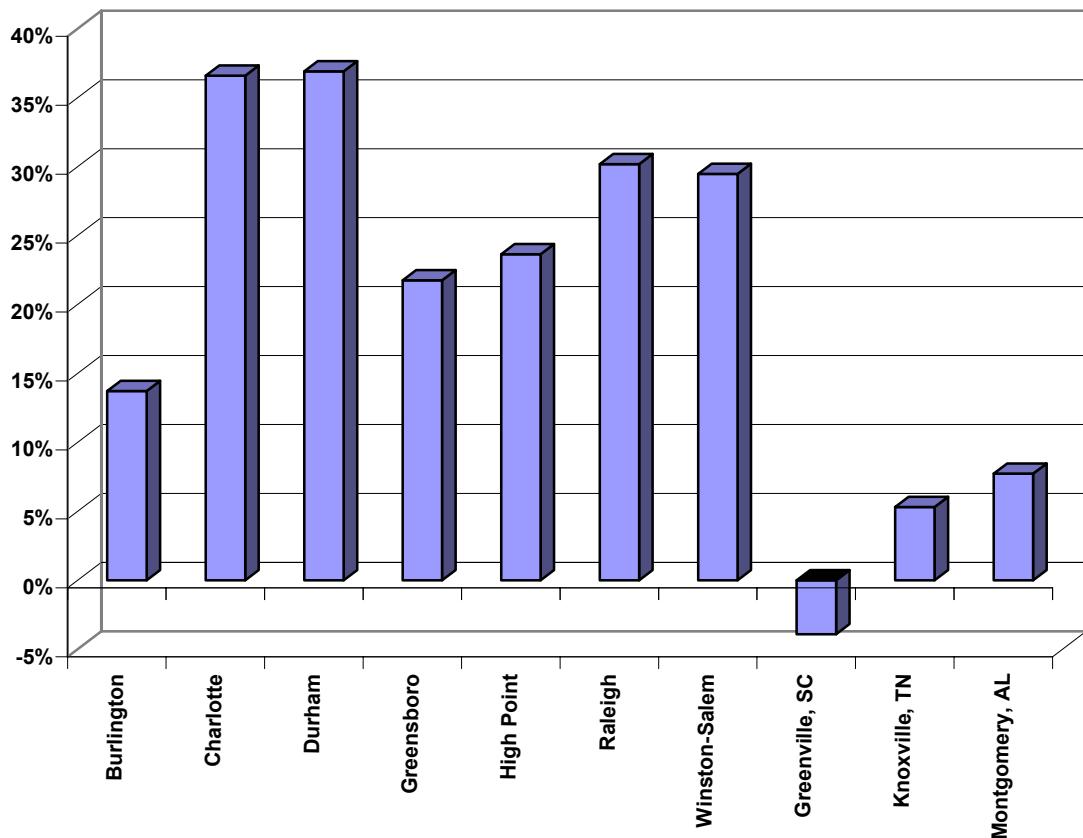
Source: NC Office of State Planning. Note: The State uses fiscal year calculations on acreage, while the City of Greensboro uses calendar year. Also, State figures do not include lakes in acreage calculations.

Table 3-5: Population for Selected Municipalities, 1990-2000

NC Municipalities	1990	2000	Numeric Change	Percent Change
Burlington	39,498	44,917	5,419	13.7%
Charlotte	395,934	540,828	144,894	36.6%
Durham	136,612	187,035	50,423	36.9%
Greensboro	183,894	223,891	39,997	21.8%
High Point	69,428	85,839	16,411	23.6%
Raleigh	212,092	276,093	64,001	30.2%
Winston-Salem	143,485	185,776	42,291	29.5%
Out-of-State Municipalities				
Greenville, SC	58,282	56,002	-2,280	-3.9%
Knoxville, TN	165,121	173,890	8,769	5.3%
Montgomery, AL	187,106	201,568	14,462	7.7%

Source: US Census Bureau, 1990-2000 Population & Housing.

Figure 3-5: Population for Selected Municipalities, Percent Change 1990-2000



Source: US Census Bureau, 1990-2000 Population & Housing.

Table 3-6: Population Increase in Selected NC Municipalities by Type of Growth, 1990-1999

NC Municipalities	Total Population Growth, 1990-1999	Population Growth through Annexation	Natural Increase (Births less Deaths)	Net Migration in less persons moving out	Urban Growth (migration + natural increase)	Urban Growth Rate (urban growth / 1990 population)	1990 Population
Charlotte	130,311	81,245	36,848	12,218	49,066	12.4%	395,934
Durham	32,565	19,201	11,180	2,184	13,364	9.8%	136,612
Greensboro	24,316	16,401	10,218	-2,303	7,915	4.3%	183,894
High Point	8,158	5,703	3,055	-600	2,455	3.5%	69,428
Raleigh	61,111	38,195	18,208	4,708	22,916	10.8%	212,092
Winston-Salem	30,083	25,092	7,735	-2,744	4,991	3.5%	143,485

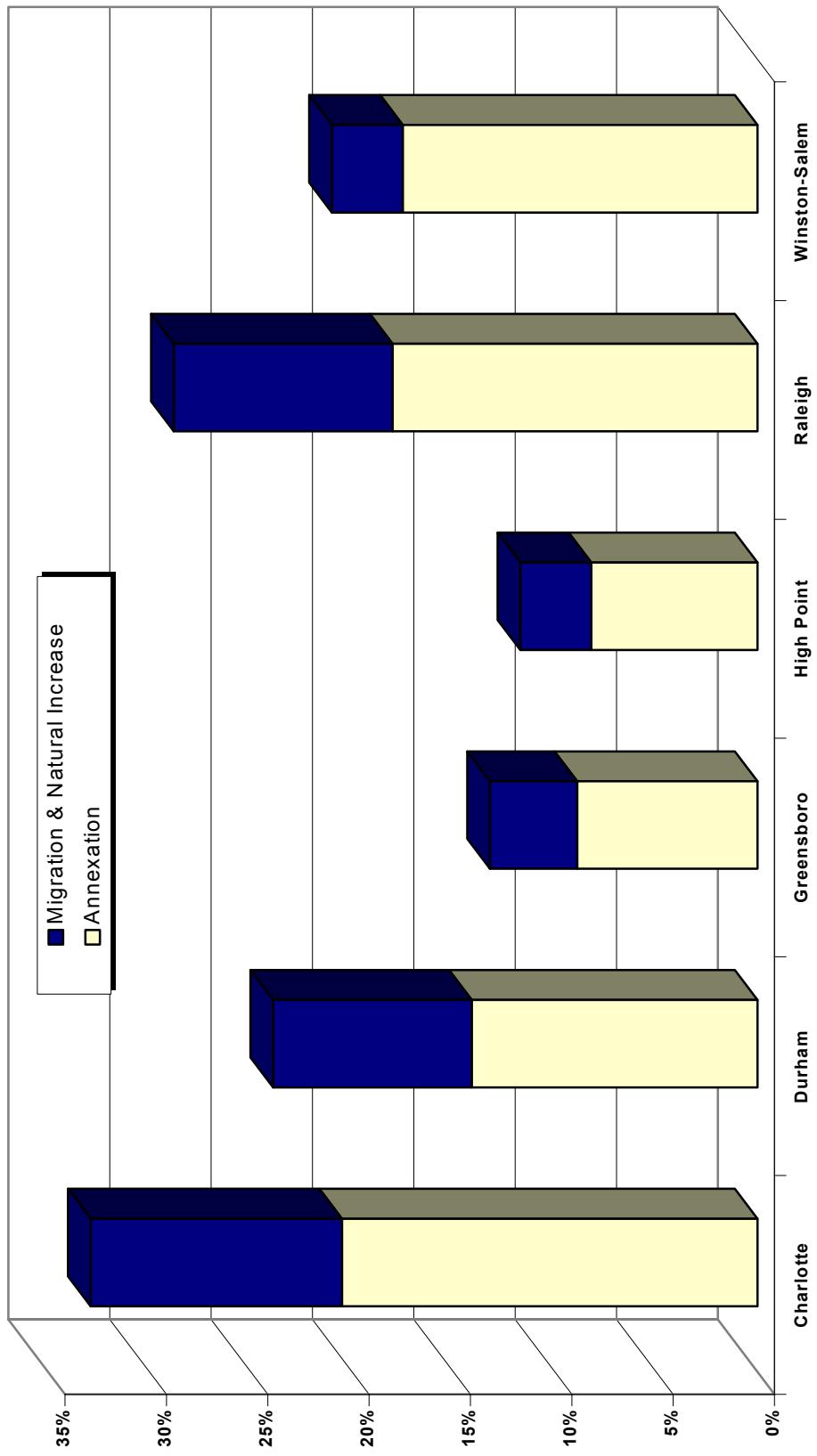
Source: NC Office of State Planning, natural increase numbers from the NC State Center for Health Statistics, 1991-2000.

Table 3-7: Percent of Population Increase in Selected NC Municipalities by the Type of Growth, 1990-1999

NC Municipalities	Total Population Growth, 1990-1999	Population Growth through Annexation	Natural Increase (Births less Deaths)	Net Migration in less persons moving out	Urban Growth (migration + natural increase)	Urban Growth Rate (urban growth / 1990 population)
Charlotte	32.9%	20.5%	9.3%	3.10%	12.4%	12.4%
Durham	23.8%	14.1%	8.2%	1.60%	9.8%	9.8%
Greensboro	13.2%	8.9%	5.6%	-1.30%	4.3%	4.3%
High Point	11.8%	8.2%	4.4%	-0.90%	3.5%	3.5%
Raleigh	28.8%	18.0%	8.6%	2.20%	10.8%	10.8%
Winston-Salem	21.0%	17.5%	5.4%	-1.90%	3.5%	3.5%

Source: NC Office of State Planning, natural increase numbers from the NC State Center for Health Statistics, 1991-2000.

Figure 3-6: Percent of Population Increase in Selected NC Municipalities by the Type of Growth, 1999-2000

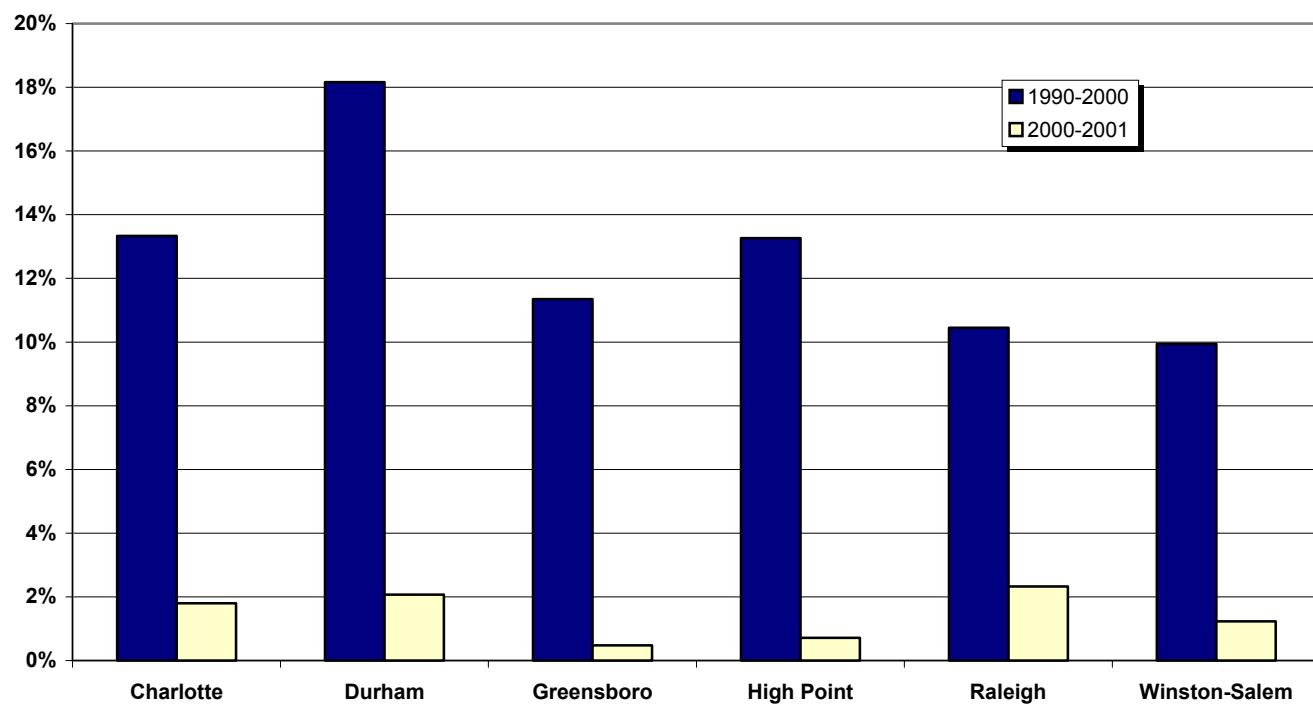


Source: NC Office of State Planning, natural increase numbers from the NC State Center for Health Statistics, 1991-2000.

Table 3-8: Urban Growth Rates of Selected Municipalities, 1990-2000, and 2000-2001							
NC Municipalities	Census		Types of Growth			Percent Population Increase	Urban Growth Rate
	2000	1990	Total	Annexed Population	Urban		
Charlotte	540,828	395,934	144,894	83,985	60,909	36.6%	13.3%
Durham	187,035	136,612	50,423	20,106	30,317	36.9%	18.2%
Greensboro	223,891	183,894	39,997	16,456	23,541	21.8%	11.3%
High Point	85,839	69,428	16,411	5,796	10,615	23.6%	13.3%
Raleigh	276,093	212,092	64,001	39,250	24,751	30.2%	10.5%
Winston-Salem	185,776	143,485	42,291	26,443	15,848	29.5%	9.9%
NC Municipalities	2001 Estimate	2000 Census	Types of Growth			Percent Population Increase	Urban Growth Rate
			Total	Annexed Population	Urban		
Charlotte	570,257	540,828	29,429	19,513	9,916	5.4%	1.8%
Durham	191,041	187,035	4,006	47	3,959	2.1%	2.1%
Greensboro	225,311	223,891	1,420	343	1,077	0.6%	0.5%
High Point	86,494	85,839	655	37	618	0.8%	0.7%
Raleigh	288,131	276,093	12,038	5,461	6,577	4.4%	2.3%
Winston-Salem	188,605	185,776	2,829	518	2,311	1.5%	1.2%

Source: US Census Bureau, 1990 & 2000 Census of Population & Housing. NC Office of State Planning, State Demographics Unit. 2001.

Table 3-7: Urban Growth Rates of Selected Municipalities, 1990-2000, and 2000-2001



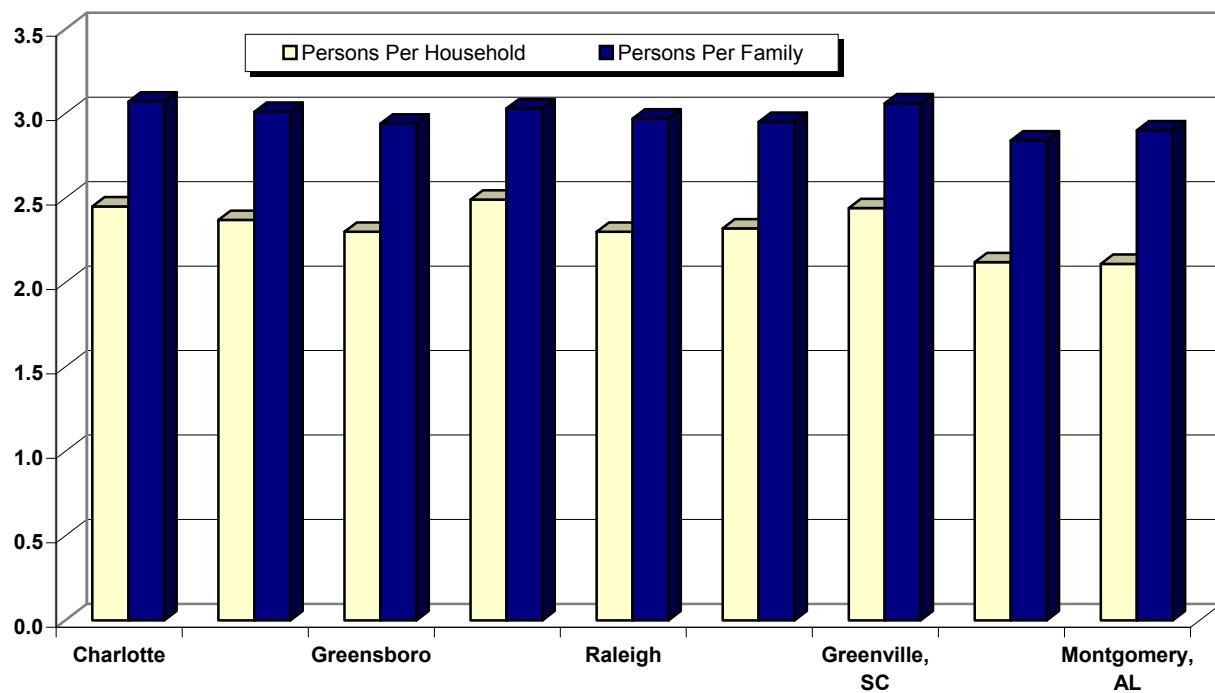
Source: US Census Bureau, 1990 & 2000 Census of Population & Housing. NC Office of State Planning, State Demographics Unit. 2001.

Table 3-9: Family and Household Size for Selected Municipalities,
1990 and 2000

NC	1990		2000		
	Municipalities	Household	Family	Household	Family
Charlotte		2.45	3.05	2.45	3.07
Durham		2.30	2.96	2.37	3.01
Greensboro		2.33	2.95	2.30	2.94
High Point		2.46	2.99	2.49	3.03
Raleigh		2.26	2.92	2.30	2.97
Winston-Salem		2.27	2.93	2.32	2.95
Out-of-State Municipalities					
Greenville, SC		2.25	2.99	2.44	3.06
Knoxville, TN		2.20	2.88	2.12	2.84
Montgomery, AL		2.59	3.20	2.11	2.90

Source: US Census Bureau, 1990 & 2000 Census of Population & Housing.

Figure 3-8: Family and Household Size for Selected Municipalities, 2000



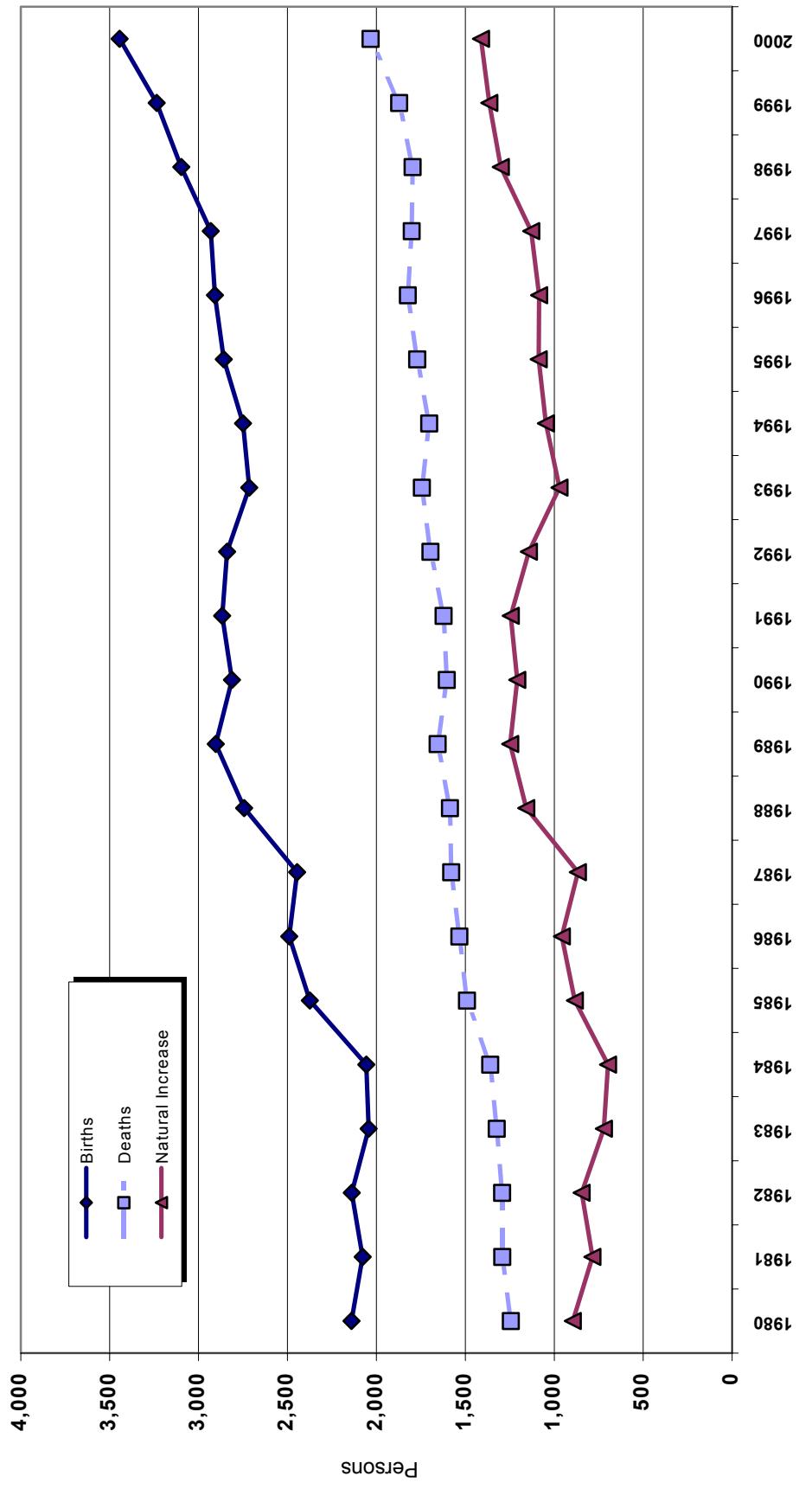
Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-10: Greensboro Vital Statistics, 1980-2000

Year	Number of Births	Number of Deaths	Natural Increase
1980	2,140	1,244	896
1981	2,077	1,292	785
1982	2,139	1,293	846
1983	2,044	1,323	721
1984	2,057	1,360	697
1985	2,374	1,490	884
1986	2,490	1,533	957
1987	2,446	1,579	867
1988	2,744	1,586	1,158
1989	2,903	1,655	1,248
1990	2,812	1,604	1,208
1991	2,867	1,622	1,245
1992	2,839	1,696	1,143
1993	2,715	1,744	971
1994	2,750	1,703	1,047
1995	2,858	1,770	1,088
1996	2,908	1,823	1,085
1997	2,931	1,801	1,130
1998	3,097	1,796	1,301
1999	3,236	1,871	1,365
2000	3,444	2,032	1,412

Source: NC Dept. of Public Health, Vital Statistics
Section, 2001.

Figure 3-9: Greensboro Vital Statistics, 1980-2000



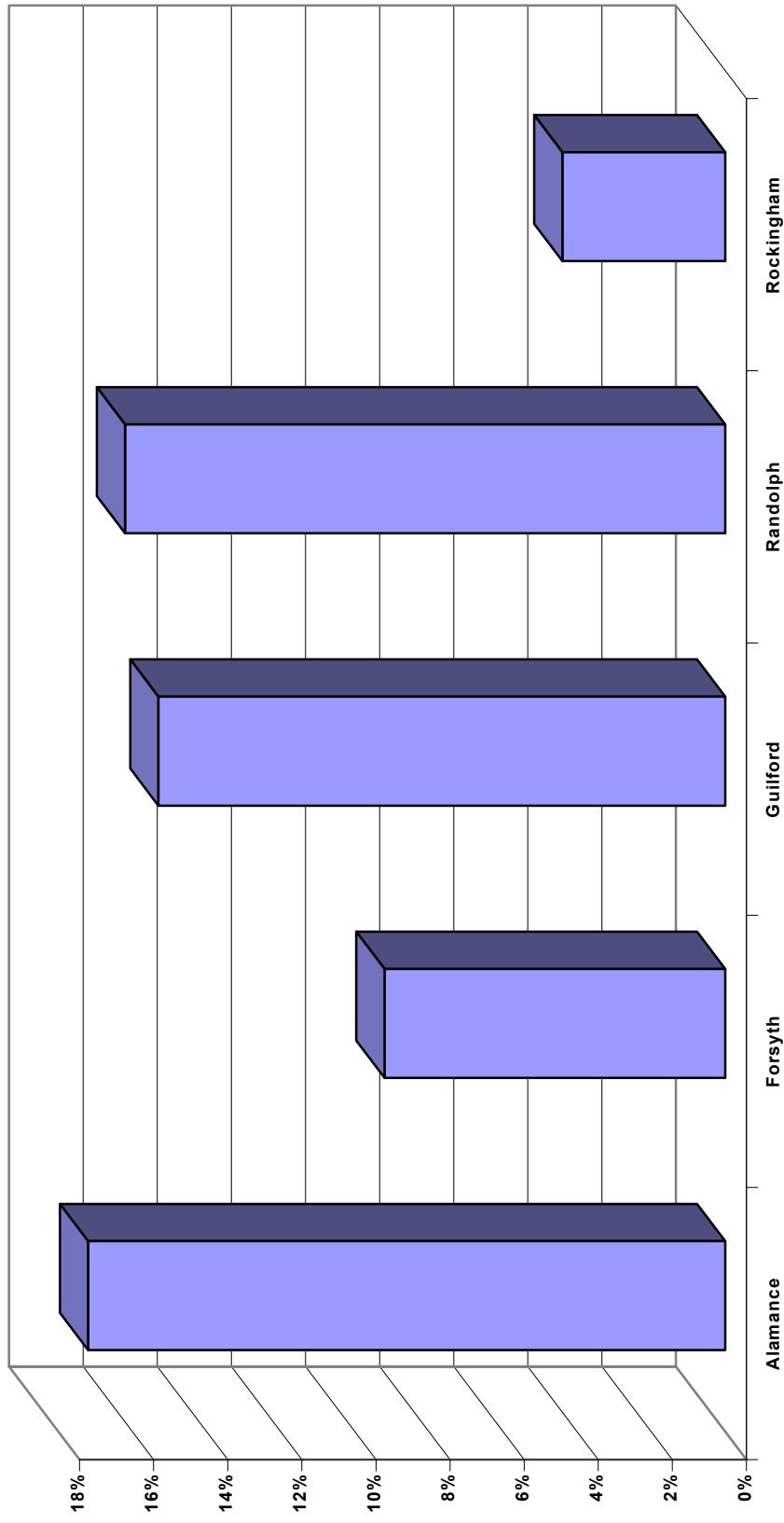
Source: NC Dept. of Public Health, Vital Statistics Section, 2000.

Table 3-11: Comparison County Growth and Migration, 1990-2000

County	Population		Growth		Amount of Growth, 1990-2000		Net Migration		
	1990	2000	Number	Percent	Births	Deaths	Natural Growth	Number	Percent
Alamance	108,213	130,800	22,587	20.9%	15,634	11,698	3,936	18,651	17.2%
Forsyth	265,855	306,067	40,212	15.1%	41,208	25,521	15,687	24,525	9.2%
Guilford	347,431	421,048	73,617	21.2%	53,010	32,490	20,520	53,097	15.3%
Randolph	106,546	130,454	23,908	22.4%	16,219	9,586	6,633	17,275	16.2%
Rockingham	86,064	91,928	5,864	6.8%	11,526	9,411	2,115	3,749	4.4%

Source: NC Office of State Planning, April 2000 County Census Populations, 2001.

Figure 3-10: Comparison County Percent Net Migration Growth, 1990-2000

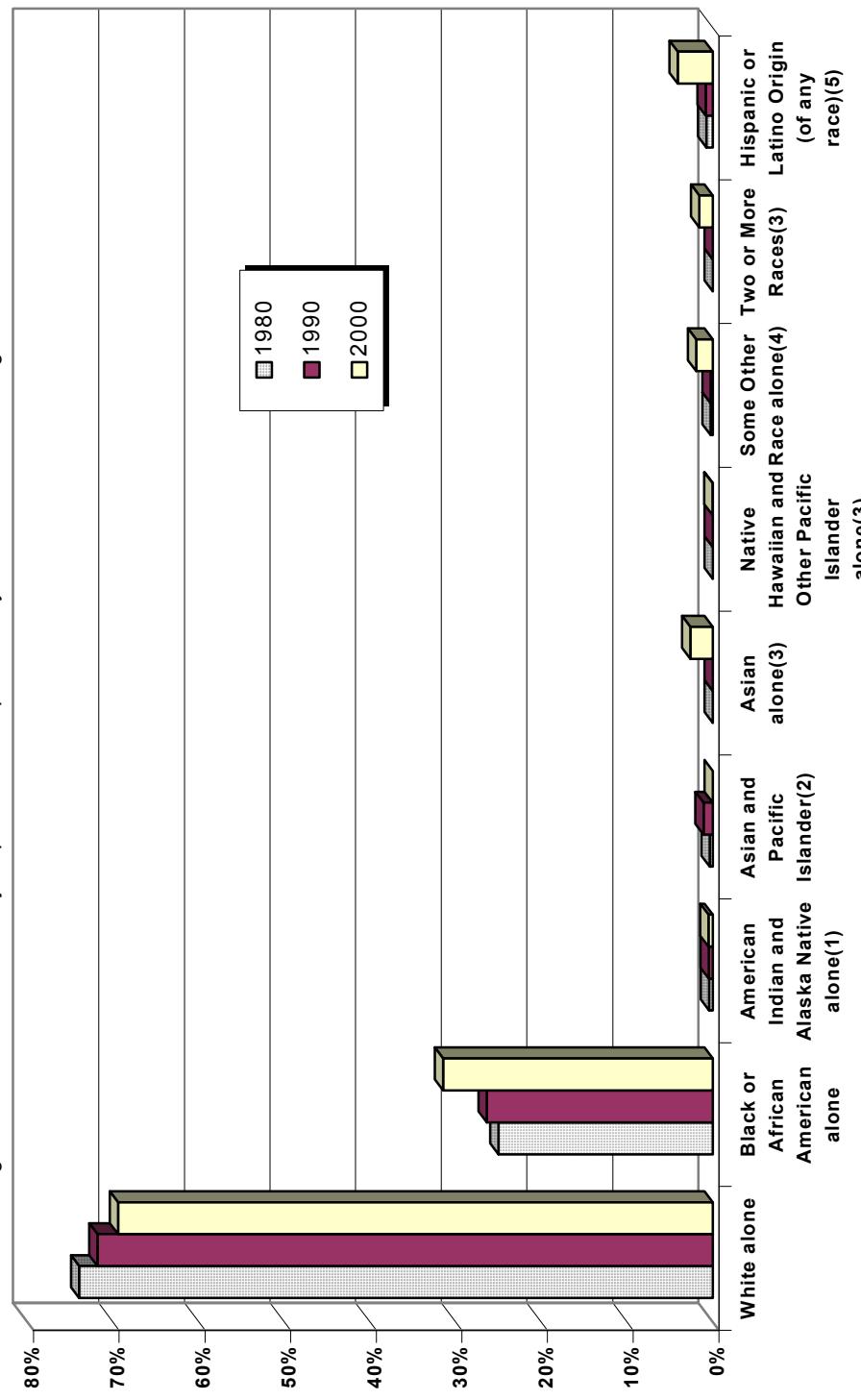


Source: NC Office of State Planning, April 2000 County Census Populations, 2001.

Table 3-12: Guilford County Population Composition by Race and Ethnic Origin, 1980-2000						
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
White alone	234,579	74.0%	249,584	71.8%	271,686	69.4%
Black or African American alone	79,374	25.0%	91,655	26.4%	123,253	31.5%
American Indian and Alaska Native alone(1)	1,348	0.4%	1,637	0.5%	1,944	0.5%
Asian and Pacific Islander(2)	1,107	0.3%	3,726	1.1%	NA	NA
Asian alone(3)	NA	NA	NA	NA	10,294	2.6%
Native Hawaiian and Other Pacific Islander alone(3)	NA	NA	NA	NA	130	0.0%
Some Other Race alone(4)	746	0.2%	818	0.2%	7,615	1.9%
Two or More Races(3)	NA	NA	NA	NA	6,126	1.6%
Total	317,154	100.0%	347,420	100.0%	421,048	100.0%
Hispanic or Latino Origin (of any race)(5)	2,404	0.8%	2,887	0.8%	15,985	4.1%
						564.9%

Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing. (1)In previous Censuses, this category was referred to as: "American Indian, Eskimo, Aleut". (2)This category was split into "Asian alone" & "Native Hawaiian and Other Pacific Islander alone" for the 2000 Census. (3)New category for the 2000 Census. (4)This category was "Other" previous to the 2000 Census. (5)This category was "Hispanic Origin (any race)" previous to the 2000 Census. Note: All categories include Hispanic or Latino Origin.

Figure 3-11: Guilford County Population Composition by Race and Ethnic Origin, 1980-2000



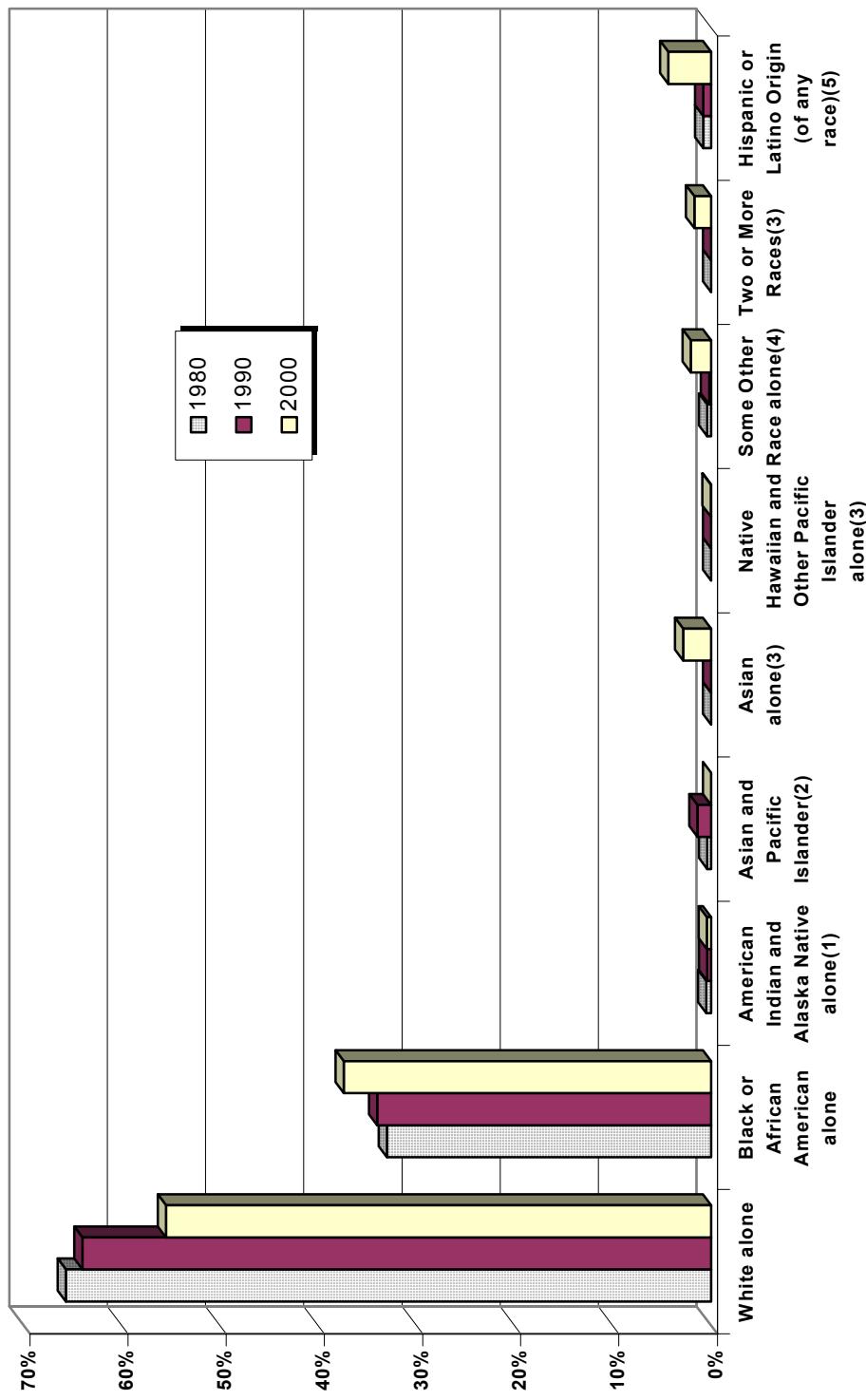
Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing. (1)In previous Censuses, this category was referred to as: "American Indian, Eskimo, Aleut". (2)This category was split into "Asian alone" & "Native Hawaiian and Other Pacific Islander alone" for the 2000 Census. (3)New category for the 2000 Census. (4)This category was "Other" previous to the 2000 Census. (5)This category was "Hispanic Origin (any race)" previous to the 2000 Census. Note: All categories include Hispanic or Latino Origin.

Table 3-13: Greensboro Population Composition by Race and Ethnic Origin, 1980-2000

Race or Ethnic Origin	1980 Number	1980 Percent	1990 Number	1990 Percent	2000 Number	2000 Percent	Percent Change, 1990-2000
White alone	102,320	65.7%	117,349	64.0%	124,243	55.5%	5.9%
Black or African American alone	51,373	33.0%	62,356	34.0%	83,728	37.4%	34.3%
American Indian and Alaska Native alone(1)	768	0.5%	779	0.4%	989	0.4%	27.0%
Asian and Pacific Islander(2)	680	0.4%	2,573	1.4%	NA	NA	NA
Asian alone(3)	NA	NA	NA	NA	6,357	2.8%	NA
Native Hawaiian and Other Pacific Islander alone(3)	NA	NA	NA	NA	89	0.0%	NA
Some Other Race alone(4)	501	0.4%	464	0.2%	4,647	2.1%	901.5%
Two or More Races(3)	NA	NA	NA	NA	3,838	1.7%	NA
Total	155,642	100.0%	183,521	100.0%	223,891	100.0%	22.0%
Hispanic or Latino Origin (of any race)(5)	1,201	0.8%	1,389	0.8%	9,742	4.4%	601.4%

Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing. (1)In previous Censuses, this category was referred to as: "American Indian, Eskimo, Aleut". (2)This category was split into "Asian alone" & "Native Hawaiian and Other Pacific Islander alone" for the 2000 Census. (3)New category for the 2000 Census. (4)This category was "Other" previous to the 2000 Census. (5)This category was "Hispanic Origin (any race)" previous to the 2000 Census. Note: All categories include Hispanic or Latino Origin. Also, total number for 1990 population derived from the original Census number. Detailed tables regarding race did not change to reflect revised number.

Figure 3-12: Greensboro Population Composition by Race and Ethnic Origin, 1980-2000

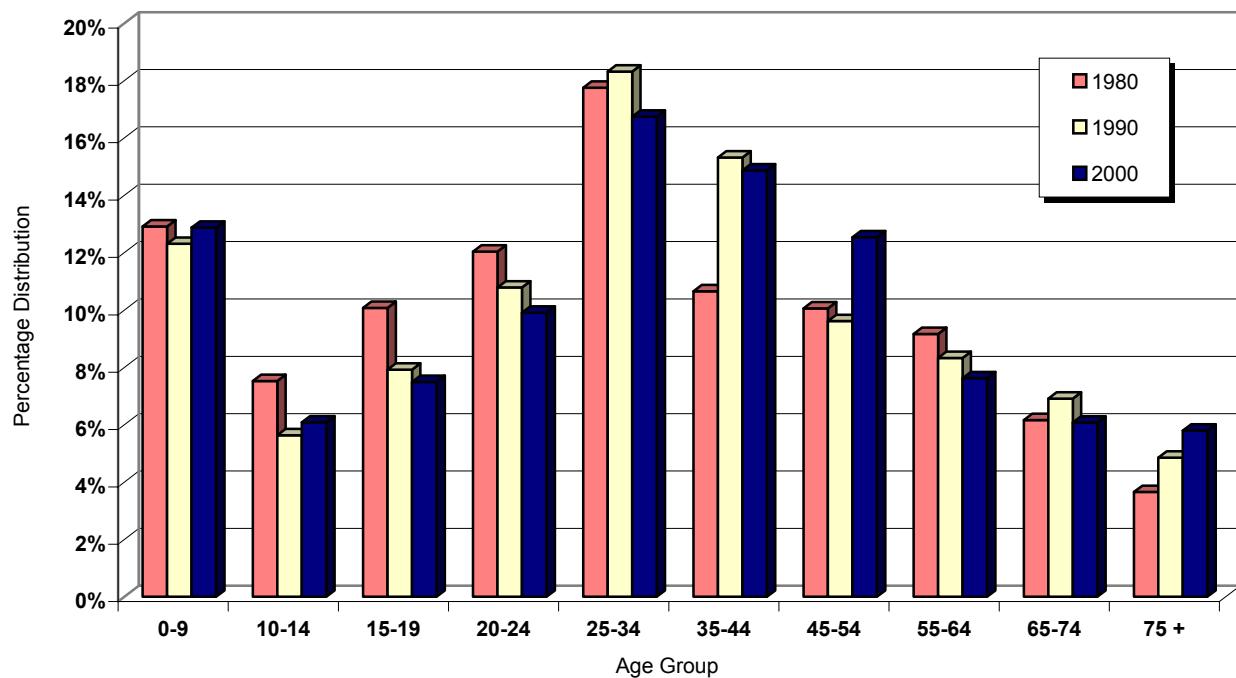


Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing. (1)In previous Censuses, this category was referred to as: "American Indian, Eskimo, Aleut". (2)This category was split into "Asian alone" & "Native Hawaiian and Other Pacific Islander alone" for the 2000 Census. (3)New category for the 2000 Census. (4)This category was "Other" previous to the 2000 Census. (5)This category was "Hispanic Origin (any race)" previous to the 2000 Census. Note: All categories include Hispanic or Latino Origin.

Table 3-14: Greensboro Population by Age, 1980-2000						
Age Groups	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
0-9	20,100	13%	22,589	12%	28,820	13%
10-14	11,712	8%	10,338	6%	13,620	6%
15-19	15,676	10%	14,538	8%	16,773	7%
20-24	18,736	12%	19,794	11%	22,183	10%
25-34	27,631	18%	33,615	18%	37,483	17%
35-44	16,579	11%	28,118	15%	33,296	15%
45-54	15,651	10%	17,649	10%	28,068	13%
55-64	14,270	9%	15,289	8%	17,069	8%
65-74	9,593	6%	12,686	7%	13,607	6%
75 +	5,694	4%	8,905	5%	12,972	6%
Total Population	155,642	100%	183,521	100%	223,891	100%
Median Age	28.9	NA	32.2	NA	33.0	NA

Source: US Census Bureau, 1980-2000 Census of Population & Housing.

Figure 3-13: Greensboro Population by Age, 1980-2000

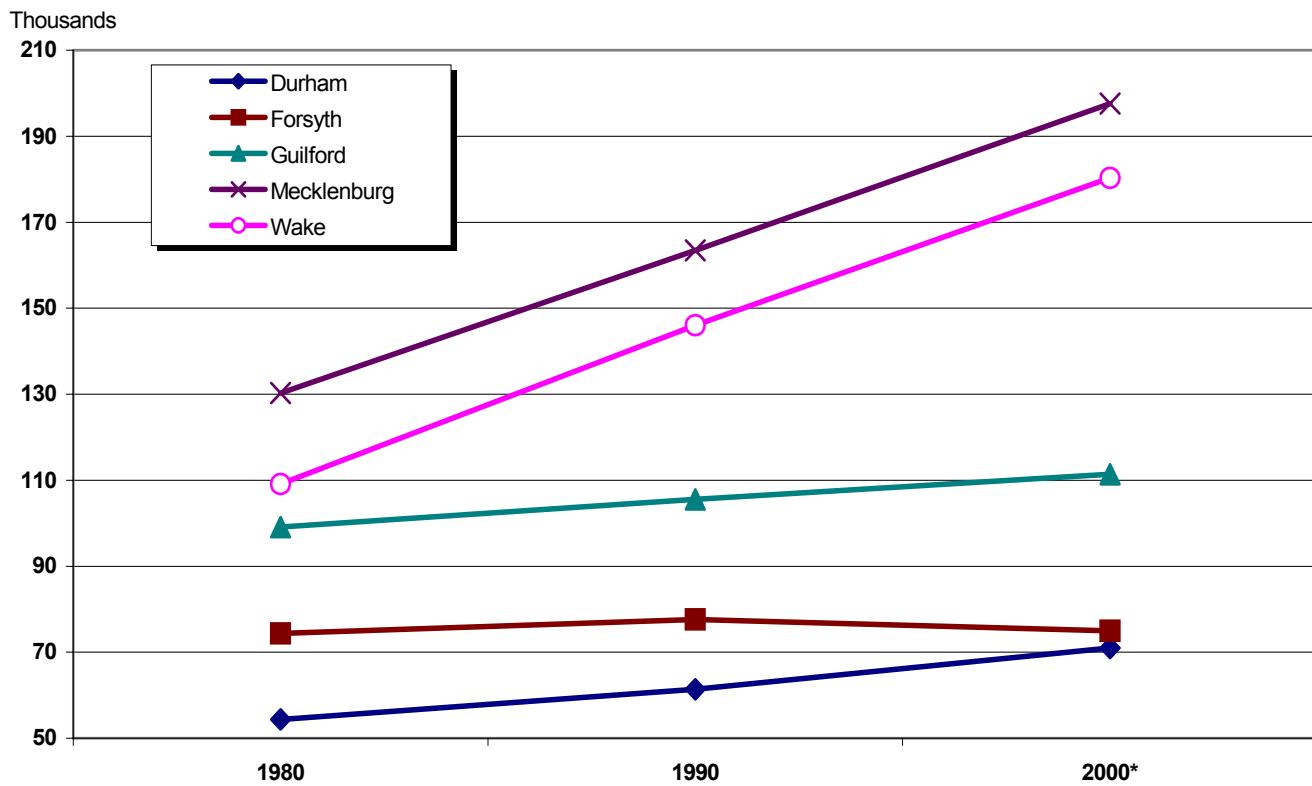


Source: US Census Bureau, 1980-2000 Census of Population & Housing.

Table 3-15: Changes in the Age Group 18-34 of Selected North Carolina Counties, 1980-2000							
County	Census Numbers			Gain/ Loss			
	1980	1990	2000	Number	Percent	Number	Percent
Durham	54,349	61,363	70,976	7,014	12.91%	9,613	15.7%
Forsyth	74,378	77,622	74,978	3,244	4.36%	-2,644	-3.4%
Guilford	99,087	105,543	111,389	6,456	6.52%	5,846	5.5%
Mecklenburg	130,279	163,462	197,603	33,183	25.47%	34,141	20.9%
Wake	109,116	146,062	180,323	36,946	33.86%	34,261	23.5%

Source: US Census Bureau, 1980-2000 Census of Population & Housing.

Figure 3-14: Changes in the Age Group 18-34 of Selected NC Counties, 1980-2000



Source: US Census Bureau, 1980-2000 Census of Population & Housing.

Table 3-16: Guilford County Homeownership Rates by Race and Ethnic Origin, 2000				
Race or Ethnic Origin of Head of Household	Owner Occupied Dwelling Units	Percent Living in Owner Occupied Units	Renter Occupied Dwelling Units	Percent Living in Renter Occupied Units
White	200,517	75.3%	65,667	24.7%
Black/ African American	54,287	46.3%	62,937	53.7%
American Indian & Alaska Native	1,015	52.6%	916	47.4%
Asian	5,640	57.8%	4,125	42.2%
Native Hawaiian & Other Pacific Islander	16	17.7%	74	82.2%
Some Other Race	1,571	22.6%	5,379	77.4%
Total	264,862	65.1%	142,209	34.9%
Hispanic/ Latino Origin (of any race)	3,711	24.7%	11,320	75.3%

Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-17: Guilford County's Owner Occupied Dwellings by 2000 Census Tract					
Census Tract	Percent Owner Occupied Dwellings	Census Tract	Percent Owner Occupied Dwellings	Census Tract	Percent Owner Occupied Dwellings
101	39.7%	126.07	87.1%	152	73.8%
102	37.0%	126.08	18.3%	153	84.9%
103	57.5%	126.09	54.5%	154	77.8%
104.01	62.5%	126.10	76.4%	155	56.7%
104.03	65.6%	126.11	62.7%	156	90.3%
104.04	94.8%	126.12	65.3%	157.01	43.4%
105	65.9%	126.17	45.7%	157.02	76.5%
106.01	55.0%	127.03	49.5%	157.03	60.6%
106.02	34.1%	127.04	53.8%	158	88.5%
107.01	33.2%	127.05	71.4%	159	86.2%
107.02	25.0%	127.06	48.4%	160.02	57.3%
108.01	2.9%	127.07	37.7%	160.03	78.4%
108.02	63.6%	128.03	68.8%	160.04	64.5%
109	22.6%	128.04	55.1%	161.01	65.8%
110	20.2%	128.05	80.7%	161.02	37.9%
111.01	22.9%	136.01	69.7%	162.01	89.1%
111.02	71.9%	136.02	61.5%	162.02	83.4%
112	38.6%	137	75.4%	163.01	93.7%
113	53.5%	138	45.3%	163.02	94.4%
114	28.1%	139	20.7%	164.02	77.1%
115	42.6%	140	41.0%	164.03	76.7%
116.01	56.0%	142	36.0%	164.04	82.4%
116.02	47.8%	143	24.4%	165.02	84.5%
119.04	28.6%	144.02	55.0%	165.03	23.9%
119.05	62.1%	144.05	57.7%	165.04	71.4%
125.03	78.2%	144.06	67.5%	166	78.3%
125.04	27.5%	144.07	64.3%	167	82.3%
125.05	95.8%	144.08	24.1%	168	80.2%
125.06	96.4%	145.01	45.5%	169	87.1%
125.08	76.1%	145.02	57.9%	170	87.1%
125.09	96.6%	145.03	48.2%	171	91.1%
126.01	23.8%	146	7.3%	172	87.6%
126.04	54.8%	151	86.0%		

Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-18: Educational Attainment by Race and Ethnic Origin for Guilford County, 2000

Race or Ethnic Origin	Less Than 9th Grade Education	No High School Diploma	High School Graduate or Higher	Some College	Bachelor's Degree or Higher
White alone	7,882	26,210	164,903	118,945	66,685
Black or African American alone	4,032	15,411	54,936	34,663	13,828
American Indian and Alaska Native alone	168	390	940	559	163
Asian alone	912	1,885	3,825	2,709	1,779
Native Hawaiian and Other Pacific Islander alone	0	0	61	26	0
Some Other Race alone	1,452	2,265	1,190	505	165
Two or more races	347	751	2,727	1,919	824
Total	14,793	46,912	228,582	159,326	83,444
Hispanic or Latino Origin (of any race)	2,526	4,320	3,734	2,351	1,070

Source: US Census Bureau, 2000 Census of Population & Housing, SF3.

Table 3-19: Percent Educational Attainment by Race and Ethnic Origin for Guilford County, 2000

Race or Ethnic Origin (one race only)	Percent With Less Than 9th Grade Education	Percent Without a High School Diploma	Percent High School Graduate or Higher	Percent With Some College	Percent With Bachelor's Degree or Higher
White alone	4.1%	13.7%	86.3%	62.2%	34.9%
Black or African American alone	5.7%	21.9%	78.1%	49.3%	19.7%
American Indian and Alaska Native alone	12.6%	29.3%	70.7%	42.0%	12.3%
Asian alone	16.0%	33.0%	67.0%	47.4%	31.2%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.0%	100.0%	41.0%	0.0%
Some Other Race alone	42.0%	65.6%	34.4%	14.6%	4.8%
Two or more races	10.0%	21.6%	78.4%	55.2%	23.7%
Total	5.4%	17.0%	83.0%	57.8%	30.3%
Hispanic or Latino Origin (of any race)	31.4%	53.6%	46.4%	29.2%	13.3%

Source: US Census Bureau, 2000 Census of Population & Housing, SF3.

Table 3-20: Guilford County's Percentage of High School Graduates by 2000 Census Tract

Census Tract	Percent High School	Census Tract	Percent High School	Census Tract	Percent High School
101	65.6%	126.07	90.8%	152	73.5%
102	79.8%	126.08	72.2%	153	82.9%
103	58.8%	126.09	78.2%	154	75.7%
104.01	94.9%	126.10	85.4%	155	80.0%
104.03	92.6%	126.11	76.7%	156	84.7%
104.04	100.0%	126.12	85.8%	157.01	96.7%
105	93.5%	126.17	82.0%	157.02	94.6%
106.01	88.7%	127.03	85.1%	157.03	94.6%
106.02	91.5%	127.04	78.2%	158	87.8%
107.01	95.7%	127.05	77.5%	159	86.6%
107.02	95.9%	127.06	72.1%	160.02	96.5%
108.01	58.4%	127.07	64.7%	160.03	92.2%
108.02	90.3%	128.03	77.6%	160.04	94.9%
109	80.9%	128.04	87.7%	161.01	92.5%
110	72.6%	128.05	75.2%	161.02	90.4%
111.01	67.7%	136.01	77.0%	162.01	84.9%
111.02	71.9%	136.02	78.4%	162.02	91.2%
112	66.3%	137.00	88.7%	163.01	93.2%
113	64.8%	138	64.8%	163.02	90.7%
114	62.3%	139	44.5%	164.02	88.2%
115	72.5%	140	53.3%	164.03	92.5%
116.01	67.2%	142	47.7%	164.04	96.0%
116.02	61.4%	143	46.2%	165.02	89.4%
119.04	78.3%	144	85.5%	165.03	84.5%
119.05	74.4%	144.05	86.8%	165.04	96.2%
125.03	94.1%	144.06	69.9%	166	71.4%
125.04	84.5%	144.07	90.1%	167	83.1%
125.05	97.0%	144.08	56.2%	168	82.1%
125.06	97.8%	145.01	54.8%	169	82.6%
125.08	93.8%	145.02	62.2%	170	80.7%
125.09	97.6%	145.03	61.6%	171	90.0%
126.01	80.6%	146	59.7%	172	79.4%
126.04	70.5%	151	79.7%		

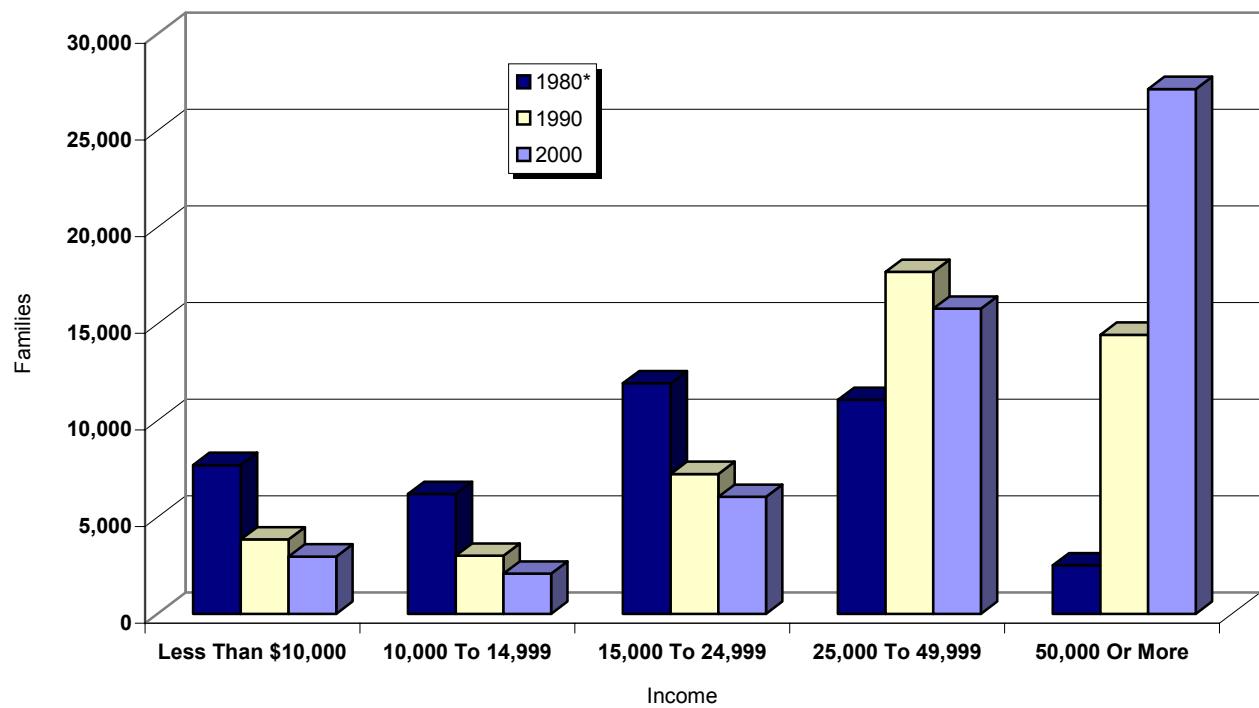
Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-21: Greensboro Family Income 1980-2000

Range	1980*		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	7,702	19.5%	3,852	8.3%	2,968	5.5%
10,000 To 14,999	6,210	15.7%	3,011	6.5%	2,082	3.9%
15,000 To 24,999	11,936	30.3%	7,239	15.7%	6,054	11.2%
25,000 To 49,999	11,072	28.1%	17,703	38.3%	15,794	29.2%
50,000 Or More	2,516	6.4%	14,441	31.2%	27,167	50.2%
All Families	39,436	100.0%	46,246	100.0%	54,065	100.0%

Source: US Census Bureau, 1980-2000 Census Tracts for Greensboro-Winston-Salem-High Point MSA. *In 1990 dollars.

Figure 3-15: Greensboro Family Income, 1980-2000



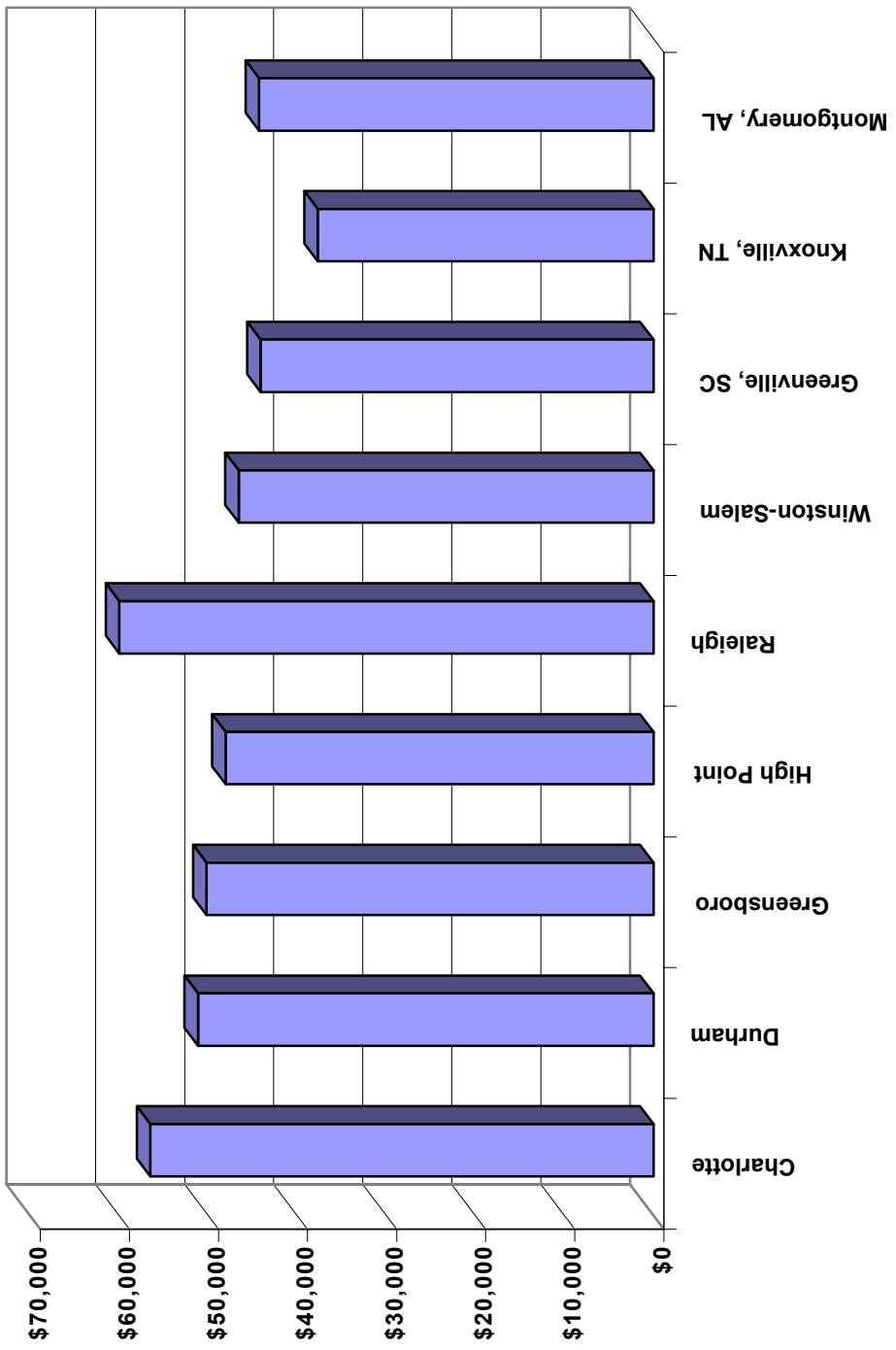
Source: US Census Bureau, 1980-2000 Census Tracts for Greensboro-Winston-Salem-High Point MSA. *In 1990 dollars.

Table 3-22: Family Income in Selected Municipalities, 2000

NC Municipalities	Charlotte Number	Charlotte Percent	Durham Number	Durham Percent	Greensboro Number	Greensboro Percent	High Point Number	High Point Percent	Raleigh Number	Raleigh Percent	Winston-Salem Number	Winston-Salem Percent
Less Than \$10,000	6,642	5.0%	3,474	7.7%	2,968	5.5%	1,639	7.3%	2,875	4.6%	3,612	7.7%
10,000 To 14,999	4,436	3.3%	1,933	4.5%	2,082	3.9%	1,044	4.5%	1,948	3.2%	2,237	4.9%
15,000 To 24,999	12,329	9.2%	4,599	10.4%	6,054	11.2%	2,349	10.4%	5,315	8.5%	5,413	11.6%
25,000 To 49,999	34,813	26.0%	11,545	26.2%	15,794	29.2%	6,697	29.7%	15,426	24.8%	13,670	29.3%
50,000 Or More	75,737	56.5%	22,640	51.2%	27,167	50.2%	10,854	48.1%	36,610	58.9%	21,712	46.5%
All Families	133,957	100.0%	44,191	100.0%	54,065	100.0%	22,583	100.0%	62,174	100.0%	46,644	100.0%
Median	\$56,517	--	\$51,162	--	\$50,192	--	\$48,057	--	\$60,003	--	\$46,595	--
Out-of-State												
Municipalities												
Less Than \$10,000	1,195	9.3%	4,233	10.6%	4,652	9.1%						
10,000 To 14,999	707	5.5%	2,608	6.6%	2,902	5.7%						
15,000 To 24,999	1,544	12.1%	6,088	14.8%	6,171	12.0%						
25,000 To 49,999	3,594	28.0%	13,168	32.7%	15,098	29.5%						
50,000 Or More	5,782	45.1%	14,227	35.3%	22,426	43.7%						
All Families	12,822	100.0%	40,324	100.0%	51,249	100.0%						
Median	\$44,125	--	\$37,708	--	\$44,297	--						

Source: US Census Bureau, 2000 Census of Population & Housing.

Figure 3-16: Median Family Income in Selected Municipalities, 2000

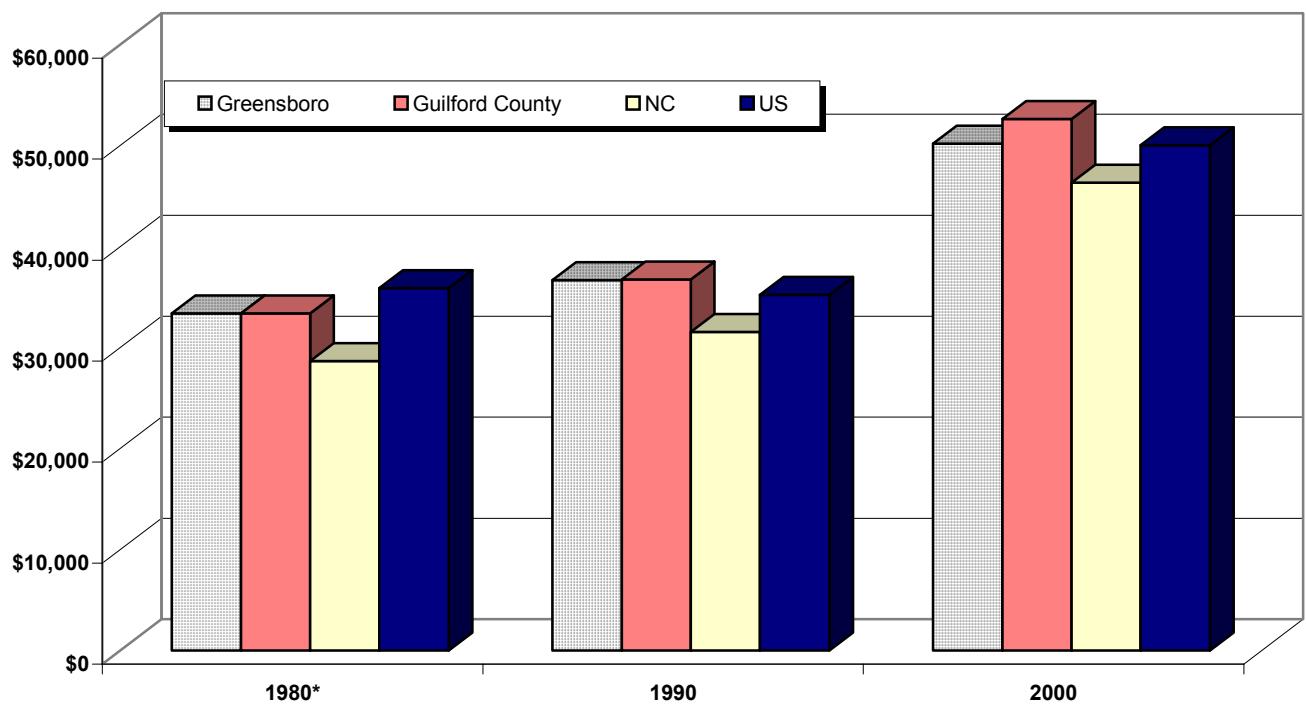


Source: US Census Bureau, 2000 Census of Population & Housing.

Selected Area	1980*	1990	2000
Greensboro	\$33,392	\$36,678	\$50,192
Guilford County	\$33,384	\$36,754	\$52,638
NC	\$28,673	\$31,548	\$46,335
US	\$35,897	\$35,224	\$50,046

Source: US Census Bureau, 1980-2000 Census of Population & Housing. *Shown here in 1990 dollars.

Figure 3-17: Median Family Income in Selected Areas, 1980-2000

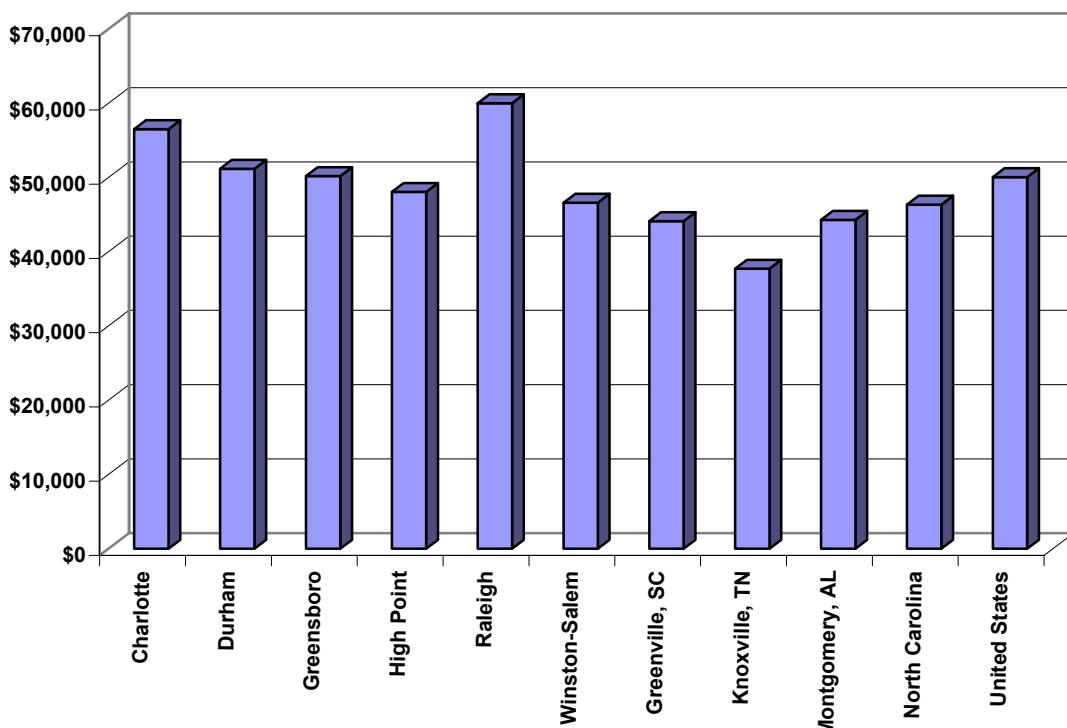


Source: US Census Bureau, 1980-2000 Census of Population & Housing. *Shown here in 1990 dollars.

Table 3-24: Median Family Income in Selected Areas, 2000	
NC Municipalities	
Charlotte	\$56,517
Durham	\$51,162
Greensboro	\$50,192
High Point	\$48,057
Raleigh	\$60,003
Winston-Salem	\$46,595
Out-of-State Municipalities	
Greenville, SC	\$44,125
Knoxville, TN	\$37,708
Montgomery, AL	\$44,297
Other	
North Carolina	\$46,335
United States	\$50,046

Source: US Census Bureau, 2000
Census of Population & Housing.

Figure 3-18: Median Family Income in Selected Areas, 2000



Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-25: Poverty in Greensboro, 1990 and 2000		
Category	1990	2000
Overall Poverty Rate	11.6%	12.3%
Poverty Rate by Race / Ethnic Origin		
White	6.8%	7.0%
Black	20.7%	18.4%
Other	17.0%	21.5%
Hispanic/ Latino Origin (of any race)	15.0%	20.5%
Poverty Rate by Age		
0 - 4	18.6%	10.1%
5 - 17	14.4%	20.6%
18 - 64	37.8%	59.2%
65 and older	12.1%	10.1%
Poverty Rate by Family Type		
All Families	8.2%	22.6%
Families with Children	12.9%	26.7%
Families with Preschooler(s)	15.8%	38.1%
Female Householder with Children	34.1%	19.6%
Female Householder with Preschooler(s)	47.0%	34.1%
Source: US Census Bureau, 1990 & 2000 Census of Population & Housing.		

Table 3-26: Guilford County's Poverty Rate by 2000 Census Tract

Census Tract	Poverty Rate	Census Tract	Poverty Rate	Census Tract	Poverty Rate
101	21.2	126.07	8.7	152	10.4
102	16.2	126.08	23.3	153	9.5
103	12.3	126.09	7.4	154	9.8
104.01	6.5	126.1	5.1	155	16.3
104.03	9.2	126.11	15.1	156	6.7
104.04	1	126.12	5.1	157.01	7.1
105	4.2	126.17	12.1	157.02	6.1
106.01	9.2	127.03	13.5	157.03	3.6
106.02	25.4	127.04	5.7	158	3.2
107.01	18.9	127.05	17.5	159	4.6
107.02	24.4	127.06	14.1	160.02	4.2
108.01	27.8	127.07	26.2	160.03	4.1
108.02	4.7	128.03	8.6	160.04	5
109	17.5	128.04	8.1	161.01	3.7
110	27.5	128.05	11.4	161.02	11
111.01	32.9	136.01	10.4	162.01	3.8
111.02	14.8	136.02	9.8	162.02	2
112	33.4	137	6.4	163.01	4.2
113	17.4	138	27.8	163.02	5.7
114	41.1	139	36.2	164.02	3.5
115	17.8	140	24.8	164.03	4.5
116.01	19.5	142	34.1	164.04	2.8
116.02	24.6	143	27.1	165.02	4.1
119.04	13.5	144.02	7.3	165.03	8.7
119.05	16.7	144.05	5.7	165.04	3.1
125.03	5.8	144.06	13.4	166	6.1
125.04	9.9	144.07	4.9	167	5.2
125.05	0.2	144.08	31.9	168	8.4
125.06	1.5	145.01	15.6	169	6.5
125.08	5	145.02	17.7	170	6.2
125.09	3.1	145.03	19.6	171	3.2
126.01	15.3	146	18.1	172	5
126.04	9.8	151	3.8		

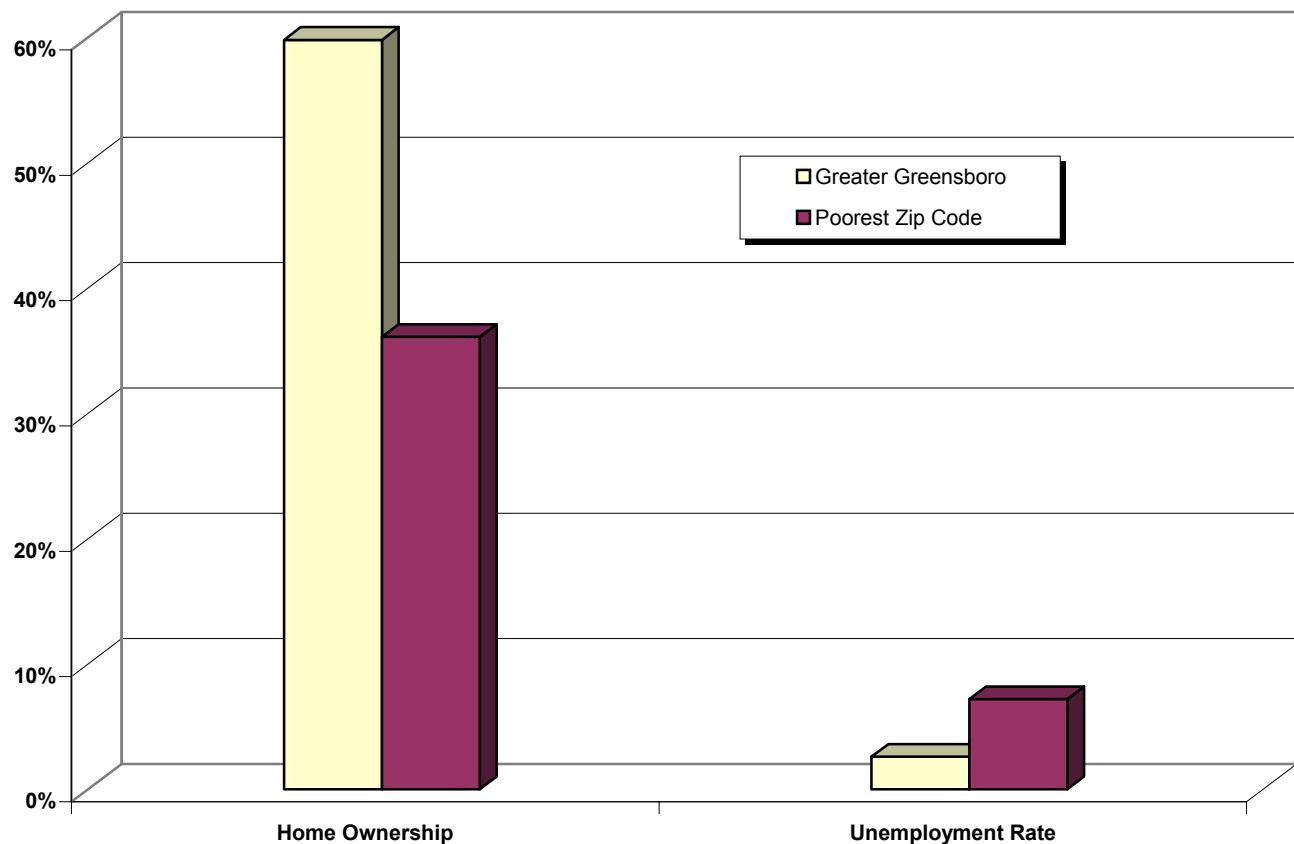
Source: US Census Bureau, 2000 Census of Population & Housing.

Table 3-27: Poverty & Demographics Measurements, 2000

Measurement	Greater Greensboro	Poorest Zip Code
Home Ownership	59.8%	36.1%
Unemployment Rate	2.6%	7.2%
Race		
Caucasian	67%	25%
African American	31%	73%
Other	2%	2%
Highest Level of Educational Attainment Achieved		
Below High School Diploma	15%	23%
High School Diploma	27%	29%
Some College	25%	24%
College Degree & Above	33%	26%

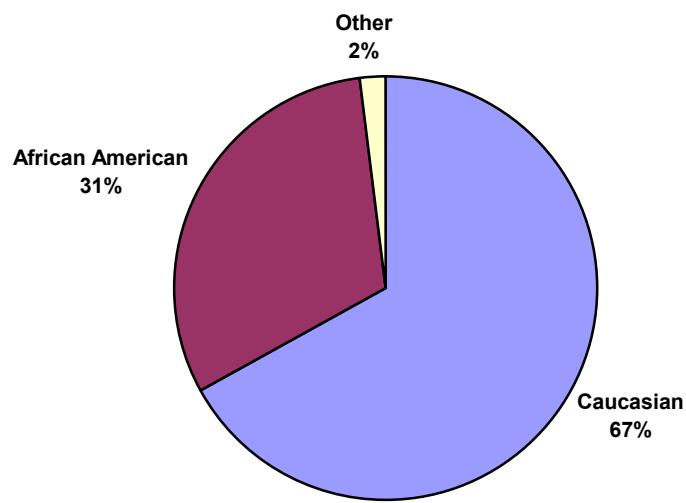
Source: McKinsey & Co., Building Consensus for Greensboro's Future, 2000; Editor & Publisher Co., Market Guide, 2000.

Figure 3-19: Homeownership & Unemployment in Greater Greensboro, 2000



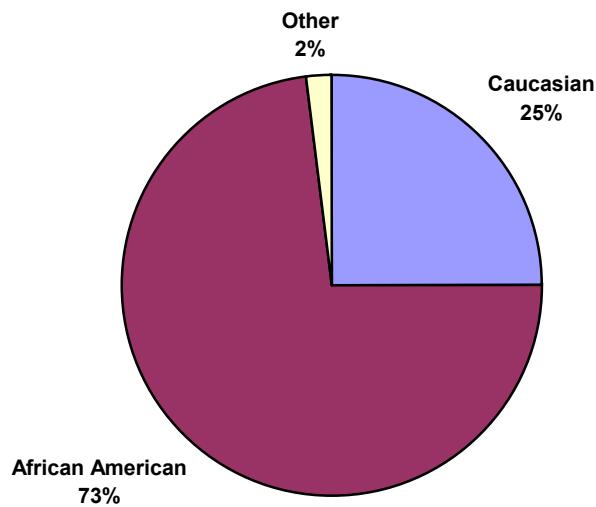
Source: McKinsey & Co., Building Consensus for Greensboro's Future, 2000; Editor & Publisher Co., Market Guide, 2000.

Figure 3-20: Population by Race for Greater Greensboro, 2000



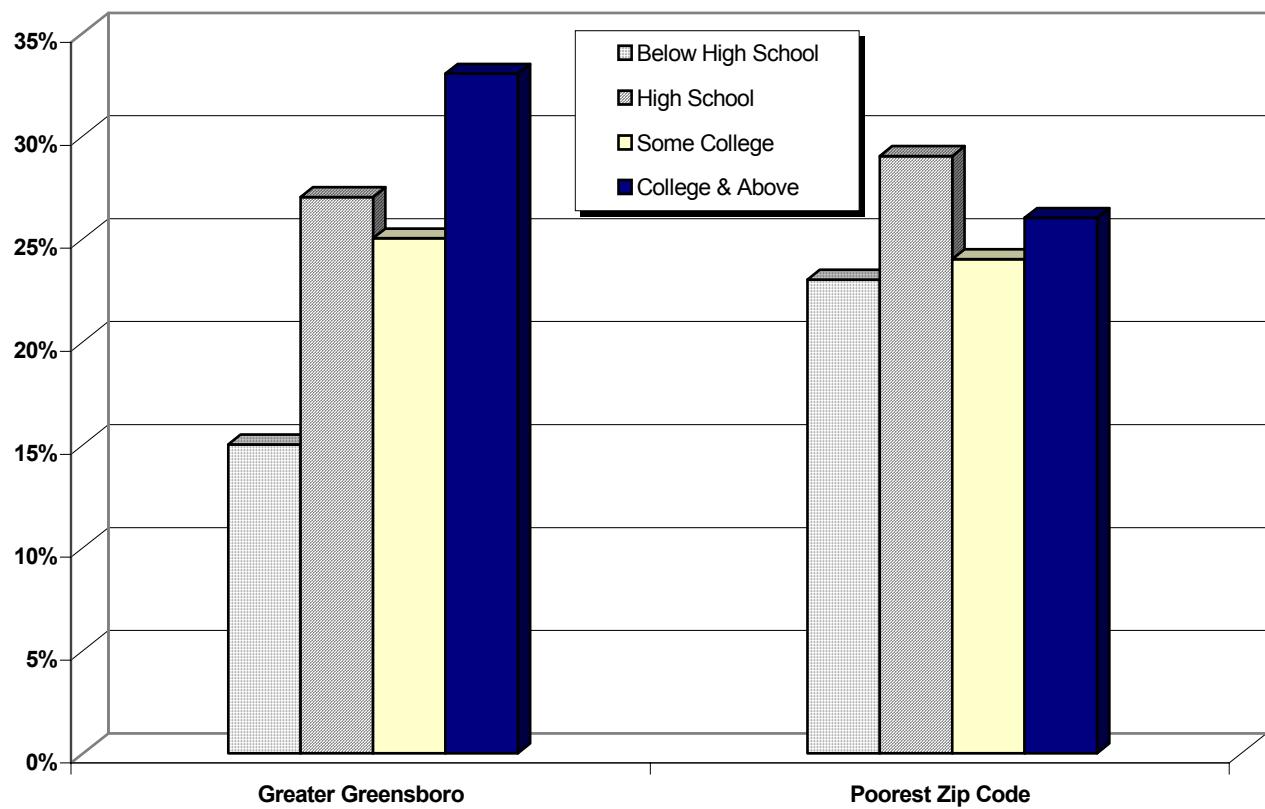
Source: McKinsey & Co., Building Consensus for Greensboro's Future, 2000; Editor & Publisher Co., Market Guide, 2000.

Figure 3-21: Population by Race for the Poorest Zip Code in Greater Greensboro, 2000



Source: McKinsey & Co., Building Consensus for Greensboro's Future, 2000; Editor & Publisher Co., Market Guide, 2000.

Figure 3-22: Highest Level of Educational Attainment Achieved in Greater Greensboro, 2000



Source: McKinsey & Co., Building Consensus for Greensboro's Future, 2000; Editor & Publisher Co., Market Guide, 2000.